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ZONING CHANGE REVIEW SHEET

CASE: C14-2010-0139 Avenue H

P. C. DATE: 10-12-2010

ADDRESS: 5301 Avenue H

AREA: 0.13 Acres

APPLICANT/AGENT: Derrick Bonyuet

NEIGHBORHOOD PLAN AREA: North Loop

CAPITOL VIEW: No

WATERSHED: Waller Creek

T.I.A.: No.

HILL COUNTRY ROADWAY: No

DESIRED DEVELOPMENT ZONE: Yes

ZONING FROM: SF-3-NP – Single Family Residence-Neighborhood Plan.

ZONING TO: NO – Neighborhood Office- Neighborhood Plan

SUMMARY STAFF RECOMMENDATION:

Staff recommends NO-CO – Neighborhood Office-Neighborhood Plan.

BASIS FOR RECOMMENDATION:

- Zoning changes should promote compatibility with adjacent and nearby uses and should not result in detrimental impacts to the neighborhood character.*

Granting the zone change request would be in keeping with the surrounding uses to the south and west, which are commercial in nature.

PLANNING COMMISSION RECOMMENDATION:

DEPARTMENT COMMENTS:

The applicant is requesting to change the zoning on the corner to Neighborhood Office (NO). The Future Land Use Map for this area calls for "Mixed Use" along East 53rd Street. The subject tract has commercial development to the south and to the west. The location on the corner is a more suitable location for an office with vehicular access to Avenue H as well as East 53rd Street. The corner location is also a better location for the Neighborhood Office designation which calls for small professional offices compatible with existing neighborhoods. The Neighborhood Office (NO) district is the designation for a small office use that serves neighborhood or community needs, is located in or adjacent to a residential neighborhood and on a collector street that has a width of 40 feet or more, and does not unreasonably affect traffic. The site development regulations applicable to an NO district use are designed to preserve compatibility with existing neighborhoods through renovation and modernization of existing structures.

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EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
SITE	SF-3-NP	Single Family Residential
NORTH	SF-3-NP	Single Family Residential
SOUTH	LR-CO-NP	Strip Center Office/Retail
EAST	MF-3-CO	Duplex
WEST	GR-CO-NP	Strip Center Office/Retail

CASE HISTORIES:

CASE NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C14-96-0034	From SF-3 to MF-3-CO	Approved MF-3-CO [Vote: 7-0]	Approved MF-3-CO [Vote: 7-0]

NEIGHBORHOOD ORGANIZATION:

- Homeless Neighborhood Assoc.
- Austin Neighborhoods Council
- League of Bicycling Voters
- North Austin Neighborhood Alliance
- 45th Street Concerned Citizens
- Northfield Neighborhood Assoc.

SCHOOLS:

Ridgetop Elementary School
 Lamar Middle School
 McCallum High School

SITE PLAN COMMENTS RECEIVED:

Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

Any new development is subject to compatibility standards. Along the north property line, the following standards apply:

- No structure may be built within 25 feet of the property line.
 - No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
 - No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
 - No parking or driveways are allowed within 25 feet of the property line.
 - In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.
- Additional design regulations will be enforced at the time a site plan is submitted.

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TRANSPORTATION COMMENTS RECEIVED:

- TR1. No additional right-of-way is needed at this time.
- TR2. A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day. [LDC, 25-6-113]
- TR3. Existing Street Characteristics:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro
North Loop Blvd	50'	36'	Arterial	Yes	Yes	Yes
Avenue H	50'	26'	Local	No	No	Yes (within ¼ mile)

ENVIRONMENTAL COMMENTS RECEIVED:

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Waller Creek Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.
2. Impervious cover is not limited in this watershed class; therefore the zoning district impervious cover limits will apply.
3. This site is required to provide on-site structural water quality controls (or payment in lieu of) for all development and/or redevelopment when 5,000 s.f. cumulative is exceeded, and detention for the two-year storm. At this time, no information has been provided as to whether this property has any pre-existing approvals which would preempt current water quality or Code requirements.
4. According to flood plain maps, there is no flood plain within the project area.
5. Trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 974-1876. At this time, site specific information is unavailable regarding other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment

CITY COUNCIL DATE: November 18th, 2010

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ACTION:

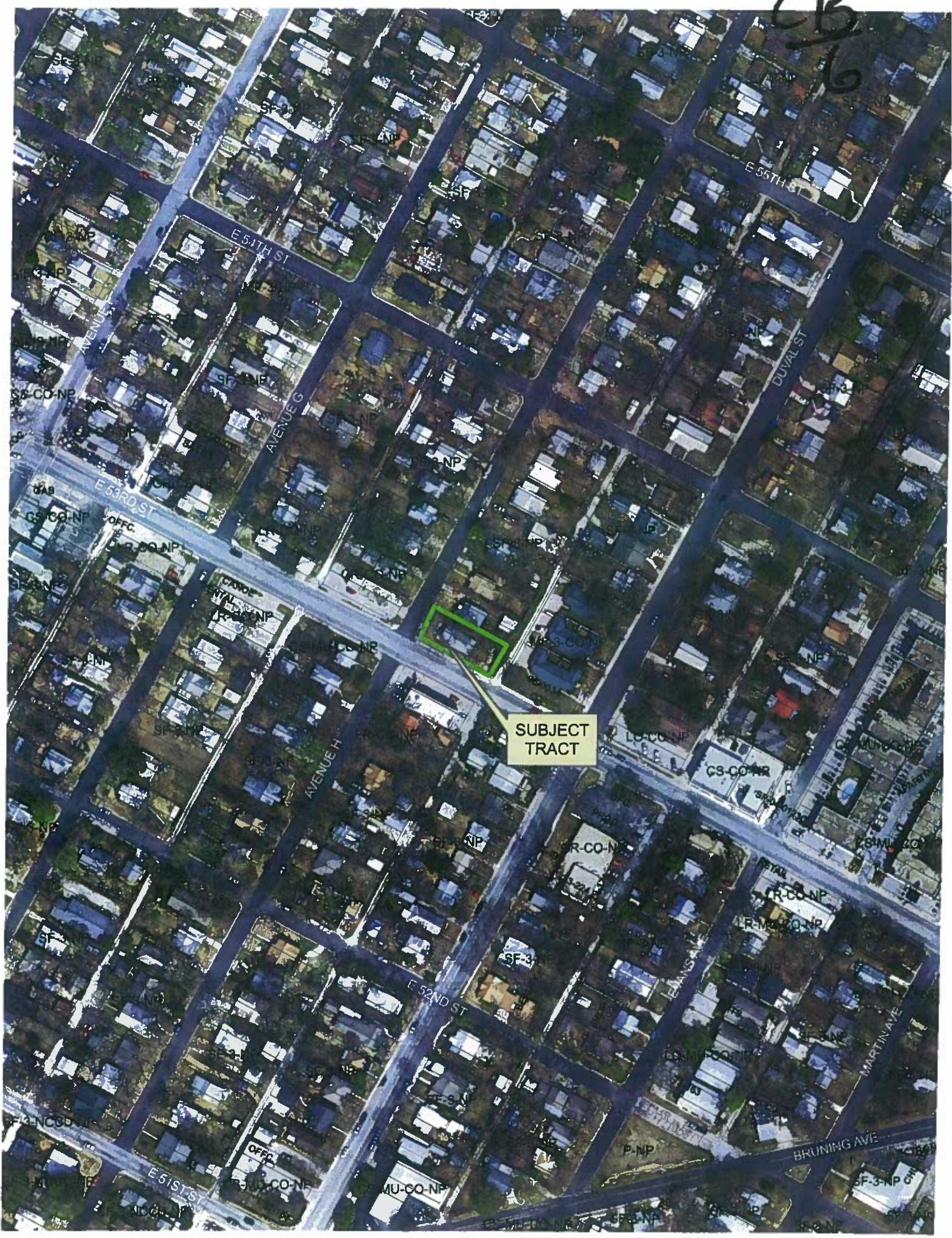
ORDINANCE READINGS: 1ST 2ND 3RD

ORDINANCE NUMBER:

CASE MANAGER: Clark Patterson
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PHONE: 974-7691

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SUBJECT TRACT